

1 **COMP-2023-0001**

2 **BILL NO. G-23-03-18**

3
4 **GENERAL ORDINANCE NO. G-_____**

5 **AN ORDINANCE AMENDING SECTION 153.07 OF**
6 **CHAPTER 153 "PLANING & DEVELOPMENT OF**
7 **THE CITY OF FORT WAYNE, INDIANA, CODE OF**
8 **ORDINANCES)**

9 WHEREAS, Common Council of the City of Fort Wayne adopted a Comprehensive
10 Plan for the City of Fort Wayne (All-in-Allen), in accordance with the statutes of the State of
11 Indiana; and,

12 WHEREAS, on February 16, 2023, the Fort Wayne Plan Commission initiated the
13 amendment of the Comprehensive Plan to adopt the goals and policies of the Packard 2030
14 Plan; and,

15 WHEREAS, the Common Council desires to amend Section 153.07 to recognize the
16 amendment of the Packard 2030 Plan to the Comprehensive Plan which will repeal and
17 replace the Packard Area Planning Alliance (PAPA) Plan (2005); and

18 WHEREAS, the City Plan Commission, in accordance with the Planning Statutes of
19 the State of Indiana held a public hearing on the Amendment to the Comprehensive Plan;
20 and,

21 WHEREAS, this ordinance is to establish an amendment to the Comprehensive
22 Plan to include the goals and policies of the Packard 2030 Plan and the repeal of the
23 Packard Area Planning Alliance (PAPA) Plan (2005).

24 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
25 FORT WAYNE, INDIANA:

26 SECTION 1. Section 153.07 of Chapter 153 (Planning & Development) of the
27 City of Fort Wayne is amended by repealing the following subsection:

28 (F) Packard Area Planning Alliance (PAPA) Plan (2005). The Comprehensive Plan
29 for the city is amended by adding the goals and policies of the "Packard Area Planning
30 Alliance (PAPA) Plan" as set forth in that plan.

SECTION 2. Section 153.07 of Chapter 153 (Planning & Development) of the
City of Fort Wayne is amended by adding the following subsection and relettering the other

1 subsections accordingly:

2 (Q) *Packard 2030 Plan (2023)*. The Comprehensive Plan is amended by adding
3 the goals and policies of the "Packard 2030 Plan" as set forth in that Plan.
4

5 SECTION 3. That this Ordinance shall be in full force and effect from and after its
6 passage and approval by the Mayor.
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8 _____
9 Council Member

10 APPROVED AS TO FORM AND LEGALITY:
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12 _____
13 Malak Heiny, City Attorney
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§ 153.07 AMENDMENTS.

The following plans are adopted as amendments to the Comprehensive Plan in accordance with the statutes of the State of Indiana and shall also be considered by the Common Council of the City of Fort Wayne and all other government bodies within the territorial jurisdiction of the Fort Wayne City Plan Commission.

(A) *Downtown Fort Wayne Action Plan: Blueprint for the Future (2003)*. The Comprehensive Plan is amended by adding the goals and policies of the "Downtown Fort Wayne Action Plan: Blueprint for the Future" as set forth in that plan.

(B) *City of Fort Wayne Housing Strategy (2003)*. The Comprehensive Plan is amended by adding the goals of the "City of Fort Wayne Housing Strategy" as set forth in that plan.

(C) *West Central Plan (2004)*. The Comprehensive Plan is amended by adding the goals and policies of the "West Central Plan" as set forth in that plan.

(D) *Bloomingtondale/Spy Run Neighborhood Plan (2005)*. The Comprehensive Plan is amended by adding the goals and policies of the "Bloomingtondale/Spy Run Neighborhood Plan" as set forth in that plan.

(E) *East Park Planning Alliance: A Neighborhood Plan for the East Central Neighborhood (2005)*. The Comprehensive Plan is amended by adding the goals and policies of the "East Park Planning Alliance: A Neighborhood Plan for the East Central Neighborhood " as set forth in that plan.

~~(F) *Packard Area Planning Alliance (PAPA) Plan (2005)*. The Comprehensive Plan for the city is amended by adding the goals and policies of the "Packard Area Planning Alliance (PAPA) Plan" as set forth in that plan.~~

(~~F~~G) *Northside Neighborhood Plan: A Plan for the Future of our Neighborhood (2007)*. The Comprehensive Plan is amended by adding the goals and policies of the "Northside Neighborhood Plan: A Plan for the Future of our Neighborhood " as set forth in that plan.

(~~H~~G) *Southeast Area Development Strategy (2007)*. The Comprehensive Plan is amended by adding the Strategic Development Map and Land Use Policies of the "Southeast Area Development Strategy" as set forth in that strategy.

(~~H~~I) *Memorial Park Neighborhood: Neighborhood Plan for Community Improvements (2008)*. The Comprehensive Plan is amended by adding the goals of the "Memorial Park Neighborhood: Neighborhood Plan for Community Improvements" as set forth in that plan.

(~~I~~J) *Bike Fort Wayne: A Plan to Enhance Transportation Options (2010)*. The Comprehensive Plan is amended by adding the goals and policies of the "Bike Fort Wayne: A Plan to Enhance Transportation Options" as set forth in that plan.

(~~K~~J) *Nebraska Neighborhood Plan (2010)*. The Comprehensive Plan is amended by adding the goals and policies of the "Nebraska Neighborhood Plan" as set forth in that plan.

(~~KL~~) *Walk Fort Wayne: A Plan to Enhance Pedestrian Accessibility (2011)*. The Comprehensive Plan is amended by adding the goals and policies of the "Walk Fort Wayne: A Plan to Enhance Pedestrian Accessibility" as set forth in that plan.

(~~LM~~) *Front Door Fort Wayne: A Plan to Enhance Our City's Gateways (2012)*. The Comprehensive Plan is amended by adding the goals and policies of the "Front Door Fort Wayne: A Plan to Enhance Our City's Gateways" as set forth in that plan.

(~~MN~~) *Bus Fort Wayne: A Plan to Enhance Public Transit (2013)*. The Comprehensive Plan is amended by adding the goals and policies of the "Bus Fort Wayne: A Plan to Enhance Public Transit" as set forth in that plan.

(~~NO~~) *Bluffton/Lower Huntington Corridor Improvement Plan (2017)*. The Comprehensive Plan is amended by adding the goals and policies of the "Bluffton/Lower Huntington Corridor Improvement Plan" as set forth in that plan.

(~~OP~~) *Southeast Strategy Update (2021)*. The Comprehensive Plan is amended by adding the guiding principles and policies of the "Southeast Strategy Update" as set forth in that plan.

(~~PQ~~) *Riverfront Development Implementation Framework (2021)*. The Comprehensive Plan is amended by adding the guiding principles, goals, and policies of the "Riverfront Development Implementation Framework" as set forth in that plan.

(Q) *Packard 2030 Plan (2023)*. The Comprehensive Plan is amended by adding the goals and policies of the "Packard 2030 Plan" as set forth in that Plan.

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Amendment to the All in Allen Comprehensive Plan
Case Number: COMP-2023-0001
Bill Number: G-23-03-18
Council District: 5-Geoff Paddock

Introduction Date: March 28, 2023

Plan Commission
Public Hearing Date: April 10, 2023

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: A proposal to amend the All in Allen Comprehensive Plan by including the goals and strategies of the Packard 2030 Neighborhood Plan.

Location: The study area extends (approximately) from the 1700 block of Fairfield Avenue to the 5700 block of Fairfield Avenue, and (approximately) from the 1300 block of West Rudisill Boulevard to the 100 block of West Rudisill Boulevard, or the (approximate) area found east of the St. Mary's River, North of Airport Expressway/Paulding Road, west of Calhoun Street, and south of the Norfolk Southern Railway.

Applicant: The City of Fort Wayne Division of Community Development

Related Petitions: Resolution R-23-03-20

Effect of Passage: Adopting the goals and strategies of the Packard 2030 Neighborhood Plan will help fulfill a request of the Packard Area Planning Alliance and its 18-member neighborhoods, providing an updated strategy for development and redevelopment. The plan covers topics related to Neighborhood Revitalization, Neighborhood Character, and Neighborhood Public Realm.

Effect of Non-Passage: The Packard Area Planning Alliance Plan from 2005, which has a significantly smaller geographic area, will continue to guide development, economic, zoning, and infrastructure decisions that are no longer in alignment with the goals and needs of the neighborhood planning area.



Memo

To: Fort Wayne Common Council

From: Dan Baisden, CD Administrator – Neighborhood Planning & Activation

Date: March 23, 2023

Re: PACKARD 2030: Proposal to amend the All in Allen Comprehensive Plan

Packard 2030 is a neighborhood plan which builds off the successful foundations established in the 2005 Packard Area Plan. The Plan, which originated at an official request of the Packard Area Planning Alliance, began in the Winter of 2020 and involved City staff, a dedicated volunteer steering committee, residents, business owners, non-profit organizations, and stakeholders from 18 neighborhoods that make up the Packard Area.

The Plan's goals and strategies are being considered as an amendment to the recently adopted **All in Allen** Comprehensive Plan by implementing the Housing and Neighborhoods Chapter Goal 1 (Support and Strengthen Complete Neighborhoods), Policy 1.6 (Encourage Neighborhood Activation and Planning). The Plan includes guiding principles and recommendations which provide guidance and direction to various City boards, commissions, departments, and other decision-makers.

Packard 2030 offers both short and long-term recommendations and action steps which focus on three key areas, (1) **neighborhood revitalization**, (2) **neighborhood character**, and (3) **neighborhood public realm**. Examples of recommendations include:

Encourage regular maintenance and upkeep of residential properties in a way that supports the existing character of the neighborhood(s).	Make the Packard Area a destination for entrepreneurs and start-up businesses.
Encourage improvements to the physical and built environment to promote safety.	Promote programs that educate residents about historic preservation, rehabilitation, and/or adaptive reuse of historic structures.
Promote the Packard Area's role as the city's cultural and artistic hub.	Ensure that existing parks, playgrounds, and open spaces are upgraded and maintained to a high standard.

On **February 20, 2023**, the Fort Wayne Plan Commission initiated the process to adopt Packard 2030's recommendations. As a next step in this process, the Packard 2030 Neighborhood Plan has been placed for Common Council introduction on **March 28, 2023**, followed by an **April 10, 2023**, Plan Commission Public Hearing agenda for consideration. It will then return to Common Council for discussion and passage in May.

If you have any questions regarding Packard 2030, please feel free to contact me at 427-5694 or dan.baisden@cityoffortwayne.org

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PACKARD 2030

WHAT IS PACKARD 2030?

Packard 2030 is a planning document which provides a shared vision and direction of 18 neighborhoods located in the southwest urban core of the City of Fort Wayne. Made up of homes averaging over 100 years old, the Packard area is rich with history, and a vibrant culture that the community looks to preserve and enhance while welcoming the future. In the following pages, you will find that this plan was created to:

WHO DOES IT INCLUDE

- Neighborhood Associations
- City Leaders and Staff
- Investors, Developers and Business Owners
- For-Profit Corporations & Non-Profit Organizations

WHAT DOES IT INCLUDE

- Neighborhood History and Existing Conditions
- Neighborhood Revitalization
- Neighborhood Character
- Neighborhood Public Realm

WHAT IS THE PLANNING PROCESS?

The Packard 2030 planning process began in the Winter of 2020 at the Packard Area Planning Alliance's request to update the previous 2005 Packard Area Plan. Neighborhood leadership was concerned that many elements of the previous plan were outdated and no longer reflected the current demographic, socioeconomic or geographic footprint of the expanded Packard Area. With a steering committee made up of Packard Area Planning Alliance leadership and a few additional neighborhood leaders in place, the Packard 2030 plan kicked off just one month before the onset of the COVID-19 Pandemic. The interruption required the Packard Area Planning Alliance and the steering committee to take a different and elongated approach to the planning process.

At the heart of Packard 2030 are robust stakeholder and resident engagement processes. Over the past two years, thousands of community members, from youth to seniors and renters to property owners, workers, business owners, and elected officials, participated in over **200 meetings and workshops**. Engagement strategies included online, and print surveys in multiple languages, COVID-safe public events, working group meetings covering several broad topics, neighborhood walks, and meetings in various locations, including Williams Woodland, Woodhurst, Creighton-Home Fairmont, and Hoagland Masterson.



NEIGHBORHOOD REVITALIZATION

At the heart of the mission for the Packard Area Planning Alliance is the notion that every resident should have the ability to thrive in their neighborhood. Engagement responses throughout the planning process emphasized that while the Packard Area has seen significant positive growth over the past decade, a renewed focus on neighborhood revitalization was paramount. To achieve these results, there are five primary goals (1) Providing Safe, Diverse, and Quality Housing Choices that ensure one's residence is a place where one can live their best life, (2) Supporting Neighborhood Businesses which serve the population by providing goods and services, (3) Enhancing Neighborhood Corridors as they are the seams that bind the primarily residential neighborhoods together, (4) Applying Appropriate Zoning so that property can reach its best and highest use, and (5) Neighborhood Health and Safety which considers how the built environment can impact one's sense of security and wellbeing.

Sustainability: Using the lens of sustainability, we encourage all revitalization efforts to be done with both interior and exterior environmental concerns in mind, in order to ensure the well-being of residents both at home and in their community. Therefore, this plan encourages ecologically sound improvements to housing stock (i.e. using renewable energy sources, non-toxic materials, and high energy-efficiency appliances, systems, and fixtures), commercial building stock (that can be repurposed or adaptively reused), and public infrastructure.

Equity: Using the lens of equity, this focus area details how we seek to retain residents and supportive businesses of diverse races, ethnicities, and income levels. We recognize that the way to achieve this goal is to encourage a variety of mixed-income housing, along with commercial and retail opportunities so residents who want to remain in the Packard Area have the ability to do so. Additionally, the Neighborhood Revitalization goals promote neighborhood accessibility and welcomeness by stipulating the resources and marketing should be provided for and made with the intention of engaging neighbors of various languages and abilities.

GOAL ONE: All Neighborhoods Within the Packard Area Should Provide Safe, Stable, Fair, Diverse, and Quality Housing Choices

1.1 Encourage regular maintenance and upkeep of residential properties in a way that supports the existing character of the neighborhood(s)

1.2 Support income-eligible residents with assistance that provides regular maintenance and upkeep of residential properties

1.3 Support the development and rehabilitation of housing that can be acquired by both renters and homeowners at affordable rates

1.4 Encourage developers to build a variety of housing options through infill development projects

1.5 Support the expansion of homeownership programs

1.6 Support the development of tenant-based programs

GOAL TWO: Support Neighborhood-Oriented Businesses And Entrepreneurship Programs

2.1 Support existing neighborhood businesses and expand access to quality retail

2.2 Make the Packard Area a destination for entrepreneurs and start-up businesses

2.3 Support business development opportunities for marginalized populations

GOAL THREE: Enhance Neighborhood Commercial Corridors To Improve Neighborhood Identity And Support Neighborhood Businesses

3.1 Improve commercial corridors through streetscape enhancements

3.2 Improve corridor aesthetics through Facade Improvements

3.3 Prioritize beautification efforts on corridors

GOAL FOUR: Enhance, Improve And Protect Neighborhood Character And Property Values Through The Application Of Appropriate Zoning Tools And Improved Enforcement Of Zoning Ordinance Provisions

4.1 Encourage the application of Urban Corridor (UC) designation to specific locations along commercial corridors to enhance and preserve existing urban scaled, pedestrian-oriented, mixed-use corridors

4.2 Ensure screening and buffering standards are consistently enforced on commercial properties adjacent to residential zoned neighborhoods



4.3 Encourage the adaptive reuse of vacant and underutilized commercial, institutional, and industrial buildings for residential, commercial, or mixed-use purposes

4.4 Evaluate zoning and land-use conflicts in the Packard Area and prioritize areas for zoning district modifications

GOAL FIVE: Provide A Sense Of Improved Health, Safety, And Security For Both Residents And Businesses

5.1 Encourage improvements to the physical and built environment to promote a sense of safety

5.2 Partner with the City's Public Safety Divisions to monitor and communicate safety issues in the Packard Area

5.3 Provide resources to promote healthy lifestyles

STRATEGIC DEVELOPMENT

IRISHTOWN

Reinforce the vibrant mixed commercial character of Irishtown through contextually sensitive redevelopment with public realm improvements and neighborhood services while promoting additional housing opportunities and protecting existing neighborhood residents.

PACKARD ARTS

Re-envision a new urban fabric around the improved Packard Park, while supporting it as a public space for a diverse and inclusive population. Encourage the development of mixed-use projects that include new, permanently affordable housing and a commercial, artist, and maker space along the vibrant Fairfield Corridor.

BROAD RIVER

With its proximity to the newly repurposed Electric Works campus, and the high volume of people who travel the corridor each day, it is important to continue the urban corridor fabric south along Broadway to Park Avenue where the commercial district abuts the residential neighborhoods. This corridor serves not only those traveling to destinations, but also the residents of Creighton Home, Poplar, Broad River, and South Wayne with laundry facilities, restaurants, professional offices, and convenience stores.

NEIGHBORHOOD CHARACTER

Ensuring diversity and celebrating neighborhood character is a focus for the Packard Area based on the shared responses through the community engagement process. Discussed in the following pages are three primary goals (1) Preserve and Promote the Historical Character of the Packard Area, which promotes the idea that historic preservation should be a tool that engages and supports the development of neighborhoods where residents of the community can enjoy no matter their background, (2) Celebrate Arts and Culture by showcasing the Packard Area's vibrancy as both one of Fort Wayne's leading artist communities as well as its cultural heritage, and (3) Cultivate inclusive neighborhoods as the population diversity continues to grow. Neighborhood Character is one of the most equity-focused sections of the plan and ensures that recommendations can be implemented and celebrated by residents of all neighborhoods.

Sustainability: Using the lens of sustainability, we must recognize that historic preservation and culture both have a direct impact on promoting economic growth and environmental sustainability. For this reason, it is essential to support continued efforts that preserve cultural identities, historic assets, and neighborhood stories so they can continue to deliver benefits to residents and businesses for years to come.

Equity: Using the lens of equity, the diversity of the Packard Area's neighborhood(s) and residents is a tremendous asset to the community. Ensuring that the neighborhood(s) are welcoming, inclusive, and celebratory of a wide variety of people will help foster and create a community that thrives both economically and socially.

GOAL ONE: Preserve And Promote The Historical Character Of The Packard Area

1.1 Encourage maintenance and rehabilitation efforts that maintain the historic character of neighborhood areas

1.2 Promote programs that educate residents about historic preservation and rehabilitation and/or adaptive reuse of historic structures

1.3 Ensure the practice of historic preservation and protection of community assets is for everyone

1.4 Educate both residents and building owners about the Packard Areas' historic assets

1.5 Support the designation of National Register Districts, Local Historic Districts, Conservation Districts, Heritage Districts, and Commercial/Institutional Landmark properties

1.6 Ensure that neighborhood associations in the Packard Area are particularly aware and sensitive to historic preservation issues and the appropriate rehabilitation of historic properties

GOAL TWO: Celebrate The Rich Arts Community And Cultural Identity Of The Packard Area

2.1 Promote the Packard Area's role as a cultural and artistic hub of the City

2.2 Encourage the development of community events to build intergenerational and multicultural relationships that celebrate the diversity of the Packard Area

2.3 Establish a cultural heritage district in the Packard Area

GOAL THREE: Cultivate Strong And Inclusive Neighborhoods

3.1 Strengthen the Packard Area Planning Alliance organization so that it fosters diversity and inclusivity among its member neighborhoods

3.2 Strengthen and activate neighborhoods within the Packard Area



NEIGHBORHOOD PUBLIC REALM

Promoting an enhanced and robust quality of life in the Packard Area requires that residents and visitors can access and enjoy the amenities that neighborhoods and public spaces have to offer. There are two primary goals (1) Neighborhood Mobility, which focuses on transportation infrastructure and connectivity, and (2) Neighborhood Parks and Open Space, which promotes some of the Packard Area's most prized assets, its park system. Each goal considers the lenses of sustainability and equity, equally important concepts that should be applied to all projects and programs implemented in the Packard Area.

Sustainability: Using the lens of sustainability, in order to promote safety and well-being, this plan recommends implementing environmental and infrastructure improvements, as well as programs that promote activity in the public realm which have been demonstrated to (1) improve health, and (2) reduce the proliferation of crime. The increased use of public transportation along with the installation of green and blue infrastructure, will ready Packard Area neighborhood(s) to better absorb population growth. Improved transportation and infrastructure can also help to offset changes (i.e. increased stormwater runoff, traffic congestion, sedentary behavior, and smog) that can impact health outcomes for area residents.

Equity: Using the lens of equity, we believe that safety, wellness, and mobility are essential components of creating equitable communities where all residents can participate, prosper, and reach their full potential. This is why the Neighborhood Public Realm section recommends implementing place-based measures that will improve access to public and multimodal transportation options, as well as public spaces and amenities that promote health and social interaction.

GOAL ONE: Improve Neighborhood Mobility, Connectivity, And Transportation Infrastructure

- 1.1 Establish safe, clearly marked pedestrian and bikeway routes to better connect neighborhoods and destinations
- 1.2 Increase access to and encourage the use of public transportation
- 1.3 Promote and support road improvements that enhance the safety of neighborhood streets for all residents
- 1.4 Support the development of long-term improvement strategies to existing transportation, water and sewer infrastructure and utilities
- 1.5 Continue working to enhance the aesthetic appearance of gateways to the Packard Area

GOAL TWO: Support The Growth And Maintenance Of Parks, And Open Spaces

- 2.1 Ensure that existing parks, playgrounds, and open spaces are upgraded and maintained to a high standard
- 2.2 Implement the recommendations from the Packard Park Master Plan
- 2.3 Ensure that existing parks, playgrounds, and open spaces are physically accessible to all modes of travel from adjoining neighborhoods, schools, and corridors
- 2.4 Ensure that all Packard Area residents have access to quality programming and recreational opportunities in existing parks, playgrounds, and open spaces
- 2.5 Increase and Enhance the tree canopy throughout the entire Packard Area

